

PUBLIC NOTICE
Construction Manager at Risk Contract
Maricopa County Regional Development Services Agency Building
Project No. 3324-09-414
Contract No. FMD-09-013

Maricopa County is soliciting Statements of Qualifications from qualified firms to provide design phase assistance and complete construction and related services as the Construction Manager at Risk for the Regional Development Services Agency Building, located at the Southeast corner of 7th Avenue and Jefferson Street in Phoenix, Arizona. If your firm is interested in being considered for this project please request the Construction Manager at Risk Request for Qualifications for the Regional Development Services Agency Building from Lynda Cull, Article 5 Procurement Officer, Maricopa County Facilities Management Department, 401 West Jefferson Street, Phoenix, Arizona 85003, or email lynda.cull@fm.maricopa.gov.

Statements of Qualifications in the prescribed format must be addressed to Lynda Cull, Article 5 Procurement Officer, Maricopa County Facilities Management Department, and shall be received by Maricopa County at the foregoing address no later than **10:00 a.m. (local time) on November 5, 2008**.

The project will include a new 200,000 gross square foot, multi-story, office building which will house the Regional Development Services Agency departments of Air Quality, Environmental Services, and Planning and Development. The project will also include an integrated parking structure which will park approximately 650-700 vehicles. The project is targeted for LEED certification at a minimum. The project is located at the Southeast corner of 7th Avenue and Jefferson Street in downtown Phoenix, Arizona. The entire project site is located between 5th Avenue and 7th Avenue in the East-West direction and between Jackson Street and Jefferson Street in the North-South direction. Sixth Avenue and Madison Avenue have been previously abandoned and relocation of existing utilities will be required. The entire project site will require site planning to accommodate future phases. The estimated construction budget is \$54-59M.

The Construction Manager at Risk (CMR) will provide pre-construction management services during the design phase of the project and serve as the general contractor during construction of the project. Construction Management at Risk begins with the firm/team in an agency support role for pre-construction services. It is anticipated that the Architectural firm will be selected prior to the selection of the CMR firm. At some point prior to construction, the CMR will assume the risk of delivering the project through a guaranteed maximum price contract.

The selected CMR firm may be assigned to work as a team with the selected program manager, Jones Lang LaSalle, to deliver this project. The CMR will be responsible for construction means and methods and will be required to solicit bids from pre-qualified subcontractors to perform the work. The CMR may also compete to self-perform limited amounts of work.

It is Maricopa County's policy to provide small businesses the opportunity to participate in the County's solicitation process and to be considered to fulfill the requirements for various commodities and services. Maricopa County's small business enterprise policy can be found on the Materials Management website at <http://www.maricopa.gov/materials/help/sbe.asp>.

PUBLISH ARIZONA BUSINESS GAZETTE: 10/9/08 AND 10/16/08